

**IN THE UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF MARYLAND**

**NATIONAL RAILROAD PASSENGER
CORPORATION (AMTRAK),**

*

Plaintiff,

*

v.

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CIVIL NO. JKB-24-0567

**.028 ACRES MORE OR LESS OF LAND,
et al.,**

*

Defendants.

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MEMORANDUM AND ORDER

In this condemnation action, Amtrak, pursuant to 49 U.S.C. § 24311, has acquired 810 North Brice Street, Baltimore, Maryland. The Court held a hearing regarding the just compensation for the property and issued an Order setting such just compensation at \$4,700, which included \$1,000 for the redemption of the ground rent. (ECF No. 43.) The Court directed Amtrak to advise the Court regarding the distribution of the \$1,000 relating to the redemption of the ground rent. (ECF No. 44.)

Amtrak and Saint Lukes, L.L.C. ("Saint Lukes") have filed a Joint Stipulation Regarding the Ground Rent, seeking the distribution of the \$1,000 plus accrued interest to Saint Lukes. (ECF No. 46.) As provided in 49 U.S.C. § 24311(b)(4), "[o]n application of a party, the court may order immediate payment of any part of the amount deposited in the court for the compensation to be awarded." Federal Rule of Civil Procedure 71.1(c)(4) provides that "[t]he court [] may order any distribution of a deposit that the facts warrant." The parties have provided proof of Saint Lukes interest in the ground rent. (See ECF No. 47 (quit claim deed of ground rent).) Thus, the Court finds that, upon the facts in the record, a distribution of \$1,000 to Saint Lukes is appropriate.

Accordingly, it is ORDERED that:

1. The Joint Stipulation Regarding the Ground Rent (ECF No. 46) is APPROVED.
2. The Clerk is DIRECTED to issue and mail a check payable to Saint Lukes, L.L.C for \$1,000 plus any remaining accrued interest to: P.O. Box 3211, Baltimore, Maryland 21282.
3. The Clerk is DIRECTED to CLOSE this case.

DATED this 21 day of November, 2024.

BY THE COURT:

A handwritten signature in blue ink, reading "James K. Bedar", written over a horizontal line.

James K. Bedar
United States District Judge